

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

4 TUDOR CRESCENT NOBLE PARK NORTH VIC 3174

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$670,000

&

\$737,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$800,000

Property type

House

Suburb

Noble Park North

Period-from

01 Mar 2025

to

28 Feb 2026

Source

Cotality

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

7 AHERN STREET NOBLE PARK NORTH VIC 3174	\$700,000	17-Dec-25
2 KINGSWOOD CRESCENT NOBLE PARK NORTH VIC 3174	\$725,000	10-Dec-25
19 JACKSONS ROAD NOBLE PARK NORTH VIC 3174	\$725,000	02-Oct-25

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 18 March 2026


**7 AHERN STREET NOBLE PARK  
NORTH VIC 3174**
 3  -  -

Sold Price

**\$700,000**

Sold Date

**17-Dec-25**

Distance

**1.87km**

**2 KINGSWOOD CRESCENT NOBLE  
PARK NORTH VIC 3174**
 3  2  2

Sold Price

**\$725,000**

Sold Date

**10-Dec-25**

Distance

**0.48km**

**19 JACKSONS ROAD NOBLE PARK  
NORTH VIC 3174**
 3  1  1

Sold Price

Sold Date

**02-Oct-25**

Distance

**0.71km**

**20 TITCHER ROAD NOBLE PARK  
NORTH VIC 3174**
 3  1  1

Sold Price

<sup>RS</sup> **\$740,000**

Sold Date

**02-Feb-26**

Distance

**0.29km**

RS = Recent sale

UN = Undisclosed Sale

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